

How to Reactivate or Late Renew a Real Estate License Terminated 6.30.13

If a licensee goes inactive for any reason except maybe enforcement, the Broker would go to www.pulseportal.com to reactivate the license after the Broker or Salesperson has completed the missing requirement(s).

A. If Salesperson or Broker license expires on 6.30.13 but they terminate on 6.30.13 because they were not CE compliant in their second year of their two year renewal period they would have to:

1. Until 6.30.15 (License inactive less than 2 years.)

- ✓ Become CE compliant
- ✓ Re-apply for the license (Broker would go to www.pulseportal.com)
- ✓ Pay new fees (\$130 for Salesperson & \$210 for a Broker).

2. After 6.30.15 (License inactive more than 2 years.)

✓ **Broker**

- Write for waiver of Salespersons experience if they think they have the 3 years of experience because Brokers now must prove 3 years of licensed MN real estate Salesperson experience in the last 5 years. Broker may need to start over as brand new Salesperson.
- If doesn't meet the 3 years experience
 - ❖ Go to Salesperson requirements below.
- If does have the 3 years of experience (after waiver was granted)
 - ❖ Complete the 30 hour Broker course
 - ❖ Re-take & re-pass the State and National real estate Broker license exams
 - ❖ Re-apply for the license (Broker would go to www.pulseportal.com)
 - ❖ Pay new fees (\$210 for a Broker).

✓ **Salesperson**

- Complete pre-license education if they didn't complete all three Salespersons pre-license course 1, course 2, & course 3 to get their original license. Original license issued before 1.1.87 didn't complete all three courses.
- Re-take & re-pass the State and National real estate Salesperson license exams
- Re-apply for the license (Broker would go to www.pulseportal.com)
- Pay new fees (\$130 for Salesperson).

B. If the Salesperson or Broker license does not expire until 6.30.14 but they terminated on 6.30.13 because they were not CE compliant in their first year of their two year renewal period they would have to:

1. Until 6.30.14 (License inactive less than 2 years.)

- ✓ Become CE compliant
- ✓ Re-apply for the license (Broker would go to www.pulseportal.com)
- ✓ Pay a \$20 to reactivate the license (same fee for either Salesperson or Broker).

2. Until 6.30.15 (but after 6.30.14) (License inactive less than 2 years.)

- ✓ Become CE compliant
- ✓ Re-apply for the license (Broker would go to www.pulseportal.com)
- ✓ Pay new fees (\$130 for Salesperson & \$210 for a Broker)

3. After 6.30.15 (License inactive more than 2 years.)

See (A #2) Above.

Link to "Request for Waiver of Salesperson Experience to sit for Broker Exam" form:

<http://mn.gov/commerce/images/RealEstateSalesExpWaiver.pdf>